

BOARD OF ADJUSTMENT

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Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878

AGENDA

June 5, 2023

6:00 PM

PLEASE REVIEW MEETING INSTRUCTIONS AT THE BOTTOM OF THE AGENDA**

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for April 3, 2023

Approval of the Findings of Fact for April 3, 2023

Public Hearings

Case No. 12831 – Randy Winters

seeks variances from the side yard setback requirement for existing and proposed structures (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the northwest side of Laws Point Road within the Swann Keys Subdivision. 911 Address: 37007 Laws Point Road, Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-249.00

Case No. 12832 – Rick Clark

seeks variances from the front, side, and rear yard setback, lot coverage, and separation distance requirements for an existing structure (Sections 115-25, 115-172, 115-182, and 115-183 of the Sussex County Zoning Code). The property is located on the southeast side of Topaz Road within the Masseys Landing Manufactured Home Park. 911 Address: 26542 Topaz Road, Millsboro. Zoning District: AR-1. Tax Map: 234-25.00-31.00-4721

Case No. 12833 – Larry Jackson

seeks variances from the front yard setback requirements for existing structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest side of Zion Church Road approximately 1475 feet from Broadkill Road. 911 Address: 26596 Zion Church Road, Milton. Zoning District: AR-1. Tax Parcel: 235-8.00-12.00

Case No. 12834 – TREW R2, LLC and Newton Farms, LLC

seeks a special use exception to operate a potentially hazardous use (feed and grain mill) (Sections 115-111 and 115-210 of the Sussex County Zoning Code). The properties are located on the southwest side of Sussex Highway at the corner of East Newton Road. 911 Address: Sussex Highway and E. Newton Road, Bridgeville. Zoning District: HI-1. Tax Parcel: 530-16.00-11.00 & 12.00

Case No. 12835 – Brenda Marshall

seeks variances from the front yard setback requirements for a proposed structure (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is a through lot located on the south side of South Shore Drive within the South Shores Subdivision. 911 Address: 2 South Shore Drive, Lincoln. Zoning District: AR-1. Tax Parcel: 230-13.00-387.00

Additional Business

-MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 26, 2023, at 4:30 p.m. and at least seven (7) days in advance of the meeting.

The Agenda was prepared by the Director of Planning and Zoning and is subject to change to include the additional or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountype.gov/council-chamber-broadcast>

The County is required to provide a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302 394 5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items under public hearings on this agenda.

The Board of Adjustment meeting materials, including the “packet” are electronically accessible on the County’s website at: <https://sussexcountype.gov/agendas-minutes/board-of-adjustment>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountype.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, June 1, 2023.

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